

52-127  
# 3652

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

025169

THAT I, RICHARD H. PIERCE, of South Portland, County of Cumberland, and State of Maine in consideration of One Dollar and other valuable consideration paid by TEN THIRTY-ONE EXCHANGE CORP., a New Mexico corporation, whose mailing address is 200 West Marcy, #129, Santa Fe, New Mexico, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said Ten Thirty-One Exchange Corp., its heirs and assigns forever,

TRANSFER  
TAX  
PAID

A certain lot or parcel of land, together with the buildings thereon, bounded and described as follows, to wit:

Beginning at a point in the westerly line of Main Street in said Waterville at the northeast corner of land now or formerly of Fred W. Sturtevant; thence running in a westerly direction along said Sturtevant's north line one hundred twenty-five (125) feet to a point; thence running north at right angles to the aforementioned line thirty-five (35) feet to a point in the west line of land now or formerly of Grace L. Mitchell; thence running in an easterly direction one hundred twenty-five (125) feet to a point in said Main Street and being the southeast corner of driveway now or formerly of said Grace L. Mitchell; thence running south along the westerly line of said Main Street to the point of beginning.

There is also hereby conveyed to the grantee, its heirs and assigns, a right of way in common with the owner of the premises next northerly to the premises hereinabove described, his heirs and assigns, in and to the driveway of the said owner of the premises next northerly to the premises hereinabove described, his heirs and assigns, immediately adjacent to the northern boundary of the above described lot and extending from the westerly line of Main Street in a westerly direction approximately one hundred (100) feet to the line of the easterly side of the garage building, as of August 19, 1942, of the said owner of the premises next northerly to the premises hereinabove described, his heirs and assigns. Together with the right of way to construct, maintain and use a garage building on a rectangular shaped parcel of land at the westerly end of the above described right of way, said parcel being six (6) feet in width and twenty (20) feet in length from its westerly to its easterly end, with the southerly line of said rectangular parcel being coincidental with the northerly line of the lot first herein described.

-2-

Together with all rights granted and recited in deed of Grace L. Mitchell, dated August 19, 1942, and recorded in Kennebec Registry of Deeds, Book 790, Page 503, and all rights reserved and recited in deed of Grace L. Mitchell to Sylvio H. Trudell et al, dated May 13, 1944, and recorded in Book 801, Page 545.

Being the same premises conveyed to the Grantor herein by deed of Henry W. Pierce, dated January 7, 1965 and recorded in the Kennebec County Registry of Deeds in Book 1365, Page 327.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Ten Thirty-One Exchange Corp., its heirs and assigns to them and their use and behoof forever.

And I do covenant with the said Grantee, its heirs and assigns, that I am lawfully seized in fee of the premises, that it is free of all encumbrances, that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, its heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said Richard H. Pierce, relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this 27th day of August, 1992.

SIGNED, SEALED, AND DELIVERED  
in the presence of:

*Mary M. Miles* *Richard H. Pierce*  
Richard H. Pierce

STATE OF MAINE, COUNTY OF CUMBERLAND, August 27, 1992

Personally appeared before me the above named Richard H. Pierce and acknowledged the foregoing instrument to be his free act and deed.

*Elizabeth Lee Moreau*  
Notary Public,  
~~Attorney-at-law~~



RECEIVED KENNEBEC SS.

1992 SEP -4 AM 11:06

ATTEST: *Norman R. Moore*  
REGISTER OF DEEDS

*Elizabeth Lee Moreau*  
Printed or typed name of  
ELIZABETH LEE MOREAU acknowledgement  
NOTARY PUBLIC, MAINE  
MY COMMISSION EXPIRES JUNE 15, 1997